



Meeting Agenda: Thursday, July 7, 2022, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843  
(A) = Board Action Item

1. **Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
  - A. Minutes from June 16, 2022
  - B. May 2022 Payables
  - C. May 2022 Financials**ACTION:** Approve the consent agenda or take such other action deemed appropriate.
  
2. **Public Comment**

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.
  
3. **Preliminary Review of FY2023 MURA Budget (A) – Cody Riddle**

Through the Agency’s strategic planning process, a 5-year capital improvement plan (CIP) is developed to set a framework for long-term financial planning related to public investments within the Legacy Crossing District. The CIP is updated each year to reflect new projects that have been identified, and to keep the CIP current. Staff has prepared an update to the CIP for the 2023-2027 fiscal years along with the draft FY2023 budget document for the Board’s review and direction. The public hearing on the budget has been set for the upcoming August 4<sup>th</sup> meeting.

**ACTION:** Review draft CIP and FY2023 budget and provide staff with direction as deemed appropriate.
  
4. **General Agency Updates – Cody Riddle**
  - Legacy Crossing District
  - General Agency Business

**NOTICE:** Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TIDD 883-7019, as soon as possible so that arrangements may be made.



Meeting Minutes: June 16, 2022, 7:00 a.m.

**City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843**

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Cody Riddle, Executive Director
Steve Drown	Nancy Tribble	Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Maureen Laflin		
Dave McGraw		

McGeehan called the meeting to order at 7:05 a.m.

**1. Consent Agenda (A)**

*Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.*

**A. Minutes from May 19, 2022**

McGraw moved for approval of the consent agenda as written, seconded by Kelly. Motion carried unanimously.

**2. Public Comment**

*Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.*

None.

**3. Alturas Lot Sale Request for Bids Update (A) – Cody Riddle**

*After the recent attempts to sell Lot 2, Block 2, in Alturas Technology Park were unsuccessful, Staff is recommending the Agency publish a new request for bids and lower the minimum price by ten percent, (from \$99,225 to \$89,302) to increase the likelihood of a sale.*

Riddle reviewed the Request For Bid for the last Alturas lot and suggested that the Board reduce the minimum price by ten percent and re-post the bid request. The Board talked about the City maintaining the property per contract.

Kelly moved to approve the decrease in minimum bid price from \$99,225 to \$89,302 and reposting of the bid request, seconded by Laflin. Motion carried unanimously.

**4. Update on the Agency's Sixth and Jackson Property (A) – Cody Riddle**

*Staff will provide an update on the status of the Sixth and Jackson Project.*

Riddle reviewed the Board's discussion at the last meeting about requesting a report from Rusty Olps regarding the development of the Sixth and Jackson property. It is Staff's recommendation that the Board make a formal decision about a finalizing a development agreement or pursuing alternative developments for the property at the second meeting in July.

Olps provided an update on a proposed Hello Walk project, summarizing his conversation with the University of Idaho (UI) about their potential plans. He showed the Board his updated proposed plan, which would include a smaller sidewalk going through his University Pointe property to connect with the original Hello Walk on University property. It was suggested that this would require a bit of redesign for the Flatiron development project, but would preserve the majority of parking on Olps' property. The University of Idaho has plans to extend the Hello Walk throughout their property, to include a bridge across Paradise Creek, as part of their future capital projects.

The Board appreciated the idea of a walk-around path for the Hello Walk, with consideration of possibly having it go straight through sometime in the future. Olps will send an electronic version of the proposed plan to the Board for review. Landscaping will be developed on the UI side of the Hello Walk, according to what UI told Olps and was communicated with the architect. Olps requested more parking be developed within the City easement on the strip of land between the University of Idaho and the grain silos. Flatiron's current design would need to be modified to accommodate the additional sidewalk to connect to Hello Walk. This walk would not be a permanent alternative to Hello Walk.

Olps will propose a Schedule of Performance, or will have more updates with a feasible schedule for moving forward, at the second Board meeting of July. The City easement located on UI property was intended to be a side street with public parking. The Board discussed the probability of UI moving up their capital project plan for Hello Walk if progress was made on the City side. Conceptually, this would include a 5-6-foot-wide raised walk at the south side of the University Pointe building. The Agency is committed to contributing to the construction of Hello Walk on the Sixth and Jackson property. Any temporary or secondary pathway could be placed within an easement assuring public access.

**5. General Agency Updates – Cody Riddle**

- *General Agency Business*
  - The Urban Renewal Agency annual budget hearing is scheduled for August 4<sup>th</sup>, 2022.
  - Staff will present a draft of the budget and capital improvement plan at the July 7<sup>th</sup>, 2022 meeting.
  - Request for discussion on updating the Finance Committee bylaws and policies.
  - Board discussed the Zoom meeting policies.

McGeehan declared the meeting adjourned at 7:47 a.m.

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Steve McGeehan, Agency Chair

\_\_\_\_\_  
Date



**Balance Sheet**  
**May 31, 2022**

	<u>Total Funds</u>
<b>ASSETS</b>	
Cash	64,329
Investments - LGIP	2,019,641
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Land Held For Resale	353,870
Land	679,420
<b>Total Assets</b>	<u><u>\$ 3,166,832</u></u>
 <b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	34,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	193,000
Latah County payback agreement - due after one year	84,537
Total Liabilities	<u>321,537</u>
 <b>FUND BALANCES</b>	
Net Investment in Capital Assets	353,870
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,447,113
Total Fund Balance	<u><u>2,845,295</u></u>
 <b>Total Liabilities and Fund Balance</b>	 <u><u>\$ 3,166,832</u></u>

May-22  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4807	UAVISTA 1563734669-04302022	Avista Utilities Apr '22 electric for 6th & Jackson	05/12/2022	70.95
Total for Check Number 4807:				<u>70.95</u>
4808	UCITYMOS 220000788	City of Moscow City Admin Fees May '22	05/12/2022	4,477.67
Total for Check Number 4808:				<u>4,477.67</u>
4809	UCITYMOS 15911-04302022	City of Moscow Apr '22 Utilities 6th & Jackson	05/19/2022	319.34
Total for Check Number 4809:				<u>319.34</u>
4810	UMOSPULD 168295	Tribune Publishing Company Request for Bids: Alturas Lot 7th Pub	05/19/2022	203.58
Total for Check Number 4810:				<u>203.58</u>
<b>Total bills for May 2022:</b>				<b><u>\$ 5,071.54</u></b>

May-22  
 Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4807	04/07/2022	Moscow Urban Renewal Agency	Avista Utilities		70.95
4808	04/14/2022	Moscow Urban Renewal Agency	City of Moscow		4,477.67
4809	04/14/2022	Moscow Urban Renewal Agency	City of Moscow		319.34
4810	04/14/2022	Moscow Urban Renewal Agency	Tribune Publishing Company		203.58
Report Total:				\$ -	<u>5,071.54</u>

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Steve McGeehan, Chairperson

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Cody Riddle, Executive Director

Accounts payable expenditures as contained herein were made in compliance with the duly adopted budget for the current fiscal year and according to Idaho law.

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Renee Tack, Treasurer

General Ledger  
Expense vs. Budget

May-22



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
890	Moscow Urban Renewal Agency					
880	URA General Fund					
890-880-642-00	Administrative Services	\$ 53,733.00	\$ 4,477.67	\$ 35,821.36	\$ 17,911.64	66.67%
890-880-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,250.00	\$ 3,750.00	25.00%
890-880-642-20	Professional Services-Auditing	\$ 5,200.00	\$ -	\$ -	\$ 5,200.00	0.00%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ 203.58	\$ 658.27	\$ 4,341.73	13.17%
890-880-668-10	Liability Insurance-General	\$ 1,780.00	\$ -	\$ 1,780.00	\$ -	100.00%
E02	Contractual	\$ 71,713.00	\$ 4,681.25	\$ 39,529.58	\$ 32,183.42	55.12%
890-880-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	0.00%
890-880-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	0.00%
890-880-644-15	Alturas Marketing/Maintenance	\$ 2,750.00	\$ -	\$ -	\$ 2,750.00	0.00%
890-880-647-10	Travel & Meetings-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-649-10	Professional Development	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-11	Dist. of Net Prop. Sale Proceeds	\$ -	\$ -	\$ 229,775.53	\$ (229,775.53)	0.00%
E03	Commodities	\$ 4,750.00	\$ -	\$ 229,775.53	\$ (225,025.53)	4837.38%

General Ledger  
Expense vs. Budget

May-22



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
880	URA General Fund	\$ 76,463.00	\$ 4,681.25	\$ 269,305.11	\$ (192,842.11)	352.20%
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ 2,723.40	\$ 2,276.60	54.47%
890-895-642-12	Land Sale Expenses	\$ -	\$ -	\$ 1,506.50	\$ (1,506.50)	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ -	\$ 390.29	\$ 2,746.64	\$ (2,746.64)	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
E02	Contractual	\$ 6,000.00	\$ 390.29	\$ 6,976.54	\$ (976.54)	116.28%
890-895-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
890-895-658-51	Development Participation	\$ 1,078,750.00	\$ -	\$ -	\$ 1,078,750.00	0.00%
890-895-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$ 6,500.00	\$ -	\$ 5,000.00	\$ 1,500.00	76.92%
890-895-676-17	Owner Participation Agreements	\$ 62,335.00	\$ -	\$ 30,098.34	\$ 32,236.66	48.28%
E03	Commodities	\$ 1,150,585.00	\$ -	\$ 35,098.34	\$ 1,115,486.66	3.05%
890-895-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	0.00%



General Ledger  
Expense vs. Budget

May-22



Sort Level	Description	Amended		End Bal	Variance	% Budget Used
		Budget	Period Amt			
890-895-890-00	Transfer To: General Fund	\$ 73,713.00	\$ -	\$ -	\$ 73,713.00	0.00%
890-895-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 73,713.00	\$ -	\$ -	\$ 73,713.00	0.00%
890-895-900-11	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%
895	URA Legacy District	\$ 1,245,298.00	\$ 390.29	\$ 42,074.88	\$ 1,203,223.12	3.38%
899	Dept					
890-891-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	0.00%
890-892-790-01	Bond Principal - Legacy	\$ 34,000.00	\$ -	\$ -	\$ 34,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$ 9,965.00	\$ -	\$ 2,256.34	\$ 7,708.66	22.64%
E05	Debt Service	\$ 43,965.00	\$ -	\$ 2,256.34	\$ 41,708.66	5.13%
890-892-900-01	Ending Fund Bal - Assigned	\$ 718,400.00	\$ -	\$ -	\$ 718,400.00	0.00%
890-892-990-05	Ending Fund Bal - Restricted	\$ 5,260.00	\$ -	\$ -	\$ 5,260.00	0.00%
890-899-990-00	Ending Fund Bal - Unassigned	\$ 52,683.00	\$ -	\$ -	\$ 52,683.00	0.00%
890-899-990-05	Ending Fund Bal - Restricted	\$ 13,047.00	\$ -	\$ -	\$ 13,047.00	0.00%
E95	Ending Fund Balance	\$ 789,390.00	\$ -	\$ -	\$ 789,390.00	0.00%
899	Dept	\$ 833,355.00	\$ -	\$ 2,256.34	\$ 831,098.66	0.27%
890	Moscow Urban Renewal Agency	\$ 2,155,116.00	\$ 5,071.54	\$ 313,636.33	\$ 1,841,479.67	14.55%

General Ledger  
Revenue Analysis

May 2022



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-410-01	Property Taxes - Legacy	\$ 845,500.00	\$ 11,615.03	\$ 500,332.59	\$ 345,167.41	\$ 345,167.41	40.82%	59.18%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 677.45	\$ 2,168.38	\$ 2,331.62	\$ 2,331.62	51.81%	48.19%
890-000-478-10	Gain/Loss on Sale of Assets	\$ -	\$ -	\$ 230,097.00	\$ (230,097.00)	\$ (230,097.00)		
890-000-498-96	Transfer In: Legacy	\$ 73,713.00	\$ -	\$ -	\$ 73,713.00	\$ 73,713.00	100.00%	0.00%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 923,713.00</b>	<b>\$ 12,292.48</b>	<b>\$ 732,597.97</b>	<b>\$ 191,115.03</b>	<b>\$ 191,115.03</b>	<b>20.69%</b>	<b>79.31%</b>
<b>Revenue Total</b>		<b>\$ 923,713.00</b>	<b>\$ 12,292.48</b>	<b>\$ 732,597.97</b>	<b>\$ 191,115.03</b>	<b>\$ 191,115.03</b>	<b>20.69%</b>	<b>79.31%</b>



# Fiscal Year 2023 Proposed Budget

Fiscal Year Beginning October 1, 2022 Ending September 30, 2023

## Commissioners:

Steven McGeehan, Chair

Mark Beauchamp, Vice-Chair

Nancy Tribble, Secretary

Steve Drown, Commissioner

Maureen Laflin, Commissioner

Dave McGraw, Commissioner

Sandra Kelly, Commissioner

## Administration:

Cody Riddle, Executive Director

Jennifer Fleischman, Clerk

Renee Tack, Treasurer

# BUDGET SUMMARY 2022-2023

Moscow Urban Renewal Agency  
Budget Summary  
2022-2023

ACCOUNT AND ACCOUNT CLASSIFICATION	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
<b>ESTIMATED REVENUES</b>							
410-01	Property Taxes - Legacy	747,652	794,869	845,500	865,000	865,000	
471-00	Investment Earnings	11,255	3,309	4,500	4,500	4,500	
478-10	Gain/Loss On Sale Of Assets		258,923		89,302	89,302	
498-96	Transfer In: Legacy	63,727	70,338	73,713	70,984	70,984	
910-00	Beg Fund Balance - Unassigned			48,183	80,728	80,728	
910-01	Beg Fund Balance - Alturas			15,797	13,047	13,047	
912-00	Beg Fund Balance - Assigned - Legacy			1,117,671	1,468,934	1,468,934	
912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
<b>TOTAL ESTIMATED REVENUES</b>		<b>822,634</b>	<b>1,127,439</b>	<b>2,155,116</b>	<b>2,642,247</b>	<b>2,642,247</b>	
<b>APPROPRIATIONS</b>							
E02	Contractual	61,296	507,071	76,213	80,034	80,034	
E03	Commodities	226,536	75,668	1,156,835	979,971	979,971	
E05	Debt Service	10,004	5,151	43,965	43,472	43,472	
E10	Transfers To	63,727	70,338	73,713	70,984	70,984	
E20	Other Financing Uses				89,302	89,302	
E90	Contingency			15,000	15,000	15,000	
E95	Ending Fund Balance			789,390	1,363,484	1,363,484	
<b>TOTAL APPROPRIATIONS</b>		<b>361,563</b>	<b>658,228</b>	<b>2,155,116</b>	<b>2,642,247</b>	<b>2,642,247</b>	
<b>NET OF REVENUES/APPROPRIATIONS - FUND 890</b>		<b>461,071</b>	<b>469,211</b>				

# GENERAL AGENCY BUDGET 2022-2023

Moscow Urban Renewal Agency  
General Agency Budget  
2022 - 2023

Page: 1/4

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
INVESTMENT EARNINGS							
890-000-471-00	Investment Earnings	11,255	3,309	4,500	4,500	4,500	4,500
	Interest earned on investments based on the expected interest rate and balances in the Agency's accounts throughout the fiscal year.				4,500	4,500	
	INVESTMENT EARNINGS	11,255	3,309	4,500	4,500	4,500	
TRANSFERS IN							
890-000-498-96	Transfer In: Legacy	63,727	70,338	73,713	70,984	70,984	
	Transfer to General Agency from Legacy to cover General Agency Expenses.				70,984	70,984	
	TRANSFERS IN	63,727	70,338	73,713	70,984	70,984	
GAIN/LOSS ON SALE OF ASSETS							
890-000-478-10	Gain/Loss On Sale Of Assets		258,923		89,302	89,302	
	Revenues from the sale of Alturas lots owned by the Agency.				89,302	89,302	
	GAIN/LOSS ON SALE OF ASSETS		258,923		89,302	89,302	
OTHER FINANCING SOURCES							
890-000-910-00	Beg Fund Balance - Unassigned			48,183	80,728	80,728	
	Beginning Fund Balance-Unassigned is a resource available from income derived from sources other than tax increment generated by the Legacy District revenue allocation area. This resource is eligible for FY 2023 for General Agency expenses.				80,728	80,728	
890-000-910-01	Beg Fund Balance - Alturas			15,797	13,047	13,047	
	Beginning Fund Balance-Alturas is funds for maintenance and marketing of the Alturas lots derived from Alturas Technology Park Urban Renewal Agency Termination Plan.				13,047	13,047	
	OTHER FINANCING SOURCES			63,980	93,775	93,775	
	Totals for dept 000 -	74,982	332,570	142,193	258,561	258,561	
	TOTAL ESTIMATED REVENUES	74,982	332,570	142,193	258,561	258,561	

Moscow Urban Renewal Agency  
 General Agency Budget  
 2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	50,648	52,167	53,733	55,345	55,345	55,345
	The administrative fee is a reimbursement to the City of Moscow for executive, administrative, finance, legal, engineering, information systems, and community development staff time related to services rendered to the URA.				55,345	55,345	
890-880-642-15	Professional Services - Other	1,050	3,490	5,000	5,000	5,000	5,000
	Professional services including legal services fees, dues, and memberships, including \$2,000 for the Redevelopment Association of Idaho.				5,000	5,000	
890-880-642-20	Professional Services - Auditing	5,000	5,100	5,200	5,356	5,356	5,356
	Expenses related to the annual financial audit.				5,356	5,356	
890-880-642-89	Professional Services - URA	400	420	500	500	500	500
	An annual shared cost for Website hosting and support.				500	500	
890-880-644-16	Land Sale Expenses		439,949	5,000	5,000	5,000	5,000
	Expenses related to the sale of Alturas lots.				5,000	5,000	
890-880-668-10	Insurance	1,614	1,695	1,780	1,833	1,833	1,833
	The annual insurance premium for liability and errors and omissions for public officials. 100% of the insurance will be paid by the General Agency.				1,833	1,833	
CONTRACTUAL		58,712	502,821	71,213	73,034	73,034	
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	100
	Postage expenses.				100	100	
890-880-631-20	Printing & Binding			400	400	400	400
	Printing and binding expenses.				400	400	
890-880-644-10	Advertising & Publishing	244	372	500	500	500	500
	Costs related to general advertising and marketing.				500	500	
890-880-644-15	Alturas Marketing/Maintenance	4,408	2,845	2,750	1,500	1,500	1,500
	Costs related to marketing and maintaining the Alturas lots held for resale.				1,500	1,500	
890-880-647-10	Travel & Meetings			500	500	500	500
	Commissioners and/or support staff's travel and meetings expense related to the Agency's business.				500	500	
890-880-649-10	Professional Development			500	500	500	500
	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.				500	500	
890-880-669-10	Miscellaneous Services & Charges	363		500	500	500	500
					500	500	

Moscow Urban Renewal Agency  
 General Agency Budget  
 2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
COMMODITIES							
These fees are for incidental expenses incurred by the Agency that are not captured in other categories.							
COMMODITIES		5,015	3,217	5,250	4,000	4,000	
OTHER FINANCING USES							
890-880-669-11	Dist. Of Net Prop. Sale Proceeds				89,302	89,302	
Distribution to the taxing districts of Alturas lot sale proceeds net of expenses incurred to sell the lots.							
OTHER FINANCING USES					89,302	89,302	
Totals for dept 880 - URA - General Agency		63,727	506,038	76,463	166,336	166,336	

Moscow Urban Renewal Agency  
 General Agency Budget  
 2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			52,683	80,678	80,678	
					80,678	80,678	
	Ending Fund Balance-Unassigned is the funds remaining after all projected expenditures are made against all resources available during the fiscal year. These are monies derived from sources other than tax increment generated by the Legacy Crossing District revenue allocation area.						
890-899-990-05	Ending Fund Balance - Restricted			13,047	11,547	11,547	
					11,547	11,547	
	Ending Fund Balance-Restricted is the funds remaining after marketing Alturas lots for the budgeted fiscal year. The portion of the Alturas Marketing/Maintenance line that is not used during this fiscal year will remain in this Fund Balance at fiscal year-end.						
	ENDING FUND BALANCE			65,730	92,225	92,225	
	Totals for dept 899 - URA - Debt Service			65,730	92,225	92,225	
	TOTAL APPROPRIATIONS	63,727	506,038	142,193	258,561	258,561	
	NET OF REVENUES/APPROPRIATIONS - FUND 890	11,255	(173,468)				



# LEGACY CROSSING BUDGET 2022-2023

Moscow Urban Renewal Agency  
Legacy Crossing Budget  
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
PROPERTY TAXES							
890-000-410-01	Property Taxes - Legacy	747,652	794,869	845,500	865,000	865,000	
	Tax increment revenues from the Legacy tax allocation area.				865,000	865,000	
	PROPERTY TAXES	747,652	794,869	845,500	865,000	865,000	
OTHER FINANCING SOURCES							
890-000-912-00	Beg Fund Balance - Assigned - Legacy			1,117,671	1,468,934	1,468,934	
	Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area.				1,468,934	1,468,934	
890-000-912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
	These funds are restricted as required for the Legacy Crossing bond payment reserve (\$44,312) and the 6th & Jackson environmental remediation escrow account (\$5,260).				49,752	49,752	
	OTHER FINANCING SOURCES			1,167,423	1,518,686	1,518,686	
	Totals for dept 000 -	747,652	794,869	2,012,923	2,383,686	2,383,686	
	TOTAL ESTIMATED REVENUES	747,652	794,869	2,012,923	2,383,686	2,383,686	

Moscow Urban Renewal Agency  
 Legacy Crossing Budget  
 2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal	31,000		34,000	35,000	35,000	
					35,000	35,000	
	The Series 2010A Bonds were issued in the aggregate principal amount of \$510,000, payable on September 1st annually with final maturity on September 1, 2027 or until called on a prior redemption.						
890-892-791-01	Bond Interest	10,004	5,151	9,965	8,472	8,472	
					8,472	8,472	
	The average coupon rate for the 2010A bond series is 4.527%.						
	DEBT SERVICE	41,004	5,151	43,965	43,472	43,472	
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			718,400	1,221,507	1,221,507	
					1,221,507	1,221,507	
	Ending Fund Balance-Assigned is a resource available from income derived from tax increment generated by the Legacy tax allocation.						
890-892-990-05	Ending Fund Balance - Restricted			5,260	49,752	49,752	
					49,752	49,752	
	This resource is restricted for escrow for the environmental remediation of the 6th & Jackson property.						
	ENDING FUND BALANCE			723,660	1,271,259	1,271,259	
Totals for dept 892 - URA - Debt Service		41,004	5,151	767,625	1,314,731	1,314,731	

Moscow Urban Renewal Agency  
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2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services	2,584		5,000	5,000	5,000	
	Expenses related to general, legal and other miscellaneous professional services.				5,000	5,000	
890-895-642-12	Land Sale Expense		4,250		2,000	2,000	
	Costs associated with the sale of 6th & Jackson property.				2,000	2,000	
CONTRACTUAL		2,584	4,250	5,000	7,000	7,000	
COMMODITIES							
890-895-644-10	Advertising & Publishing			1,000	1,000	1,000	
	Advertising and marketing expenses the Agency may incur in relation to Legacy Crossing District.				1,000	1,000	
890-895-647-10	Travel & Meetings			1,000	1,000	1,000	
	Executive Director, Commissioners and/or support staff's travel and meetings expense directly related to Legacy Crossing.				1,000	1,000	
890-895-652-10	Heat, Lights & Utilities	3,224	3,347		3,500	3,500	
	Utilities directly related to the property located at 6th & Jackson.				3,500	3,500	
890-895-658-51	Development Participation	28,386	10,663	1,078,750	900,500	900,500	
	Expenses related to public improvement and other development participation within the Legacy Crossing District that is not related to an Owner Participation Agreement as detailed in the Agency's adopted Capital Improvement Plan. Projects for FY2023 include:				900,500	900,500	
	- Legacy Public Infrastructure: \$295,000						
	- Legacy Streetscape: \$100,000						
	- Legacy Placemaking: \$175,000						
	- Legacy Special Projects: \$330,500						
890-895-669-10	Miscellaneous Services & Charges	693	582	500	500	500	
	Expenses directly related to Legacy Crossing District not specifically covered in other line items.				500	500	
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,500	1,545	1,545	
	Annual fees associated with the Bond held by the Agency for 6th & Jackson property within Legacy Crossing.				1,545	1,545	
890-895-676-15	Latah County Reimb Agreement			6,500	5,000	5,000	
	In 2012 the Latah County Assessor's Office discovered a miscalculation in assessments resulting in reduced tax increment revenue. An agreement with Latah County was negotiated to repay the mistaken overage of \$115,000. The proposed repayment schedule is attached as Exhibit C.				5,000	5,000	
890-895-676-17	Owner Participation Agreements	187,718	56,359	62,335	62,926	62,926	
	Owner Participation Agreements between the Agency and owners/developers are based on 50% of increment generated from the remodeled/re-purposed property (50% of the increment will be retained by the Agency). Participants include: Gritman Medical and Larry Swanger.				62,926	62,926	

Moscow Urban Renewal Agency  
 Legacy Crossing Budget  
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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
COMMODITIES							
	COMMODITIES	221,521	72,451	1,151,585	975,971	975,971	
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	63,727	70,338	73,713	70,984	70,984	
	Transfer to General Agency to cover administrative and general expenses.				70,984	70,984	
	TRANSFERS TO	63,727	70,338	73,713	70,984	70,984	
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or unanticipated expenses.				15,000	15,000	
	CONTINGENCY			15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		287,832	147,039	1,245,298	1,068,955	1,068,955	
TOTAL APPROPRIATIONS		328,836	152,190	2,012,923	2,383,686	2,383,686	
NET OF REVENUES/APPROPRIATIONS - FUND 890		418,816	642,679				

**Incremental Assessed Valuation and Revenue by District**

The Agency has no direct taxing power. The amount of revenue received from property taxes is determined by the amount of taxable property value and by the aggregate tax rate that the taxing entities within the Revenue Allocation Area set. The Agency receives the taxes collected on the increased valuation of property in the Revenue Allocation area. These taxes have increased since the base year (1997).

**Alturas Technology Park Incremental Assessed Valuation and Revenue**

<u>Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
1997	\$412,961	\$0
1998	\$2,152,755	\$8,715
1999	\$3,035,029	\$37,802
2000	\$6,733,645	\$55,711
2001	\$7,870,259	\$122,694
2002	\$7,791,240	\$142,102
2003	\$9,154,368	\$158,102
2004	\$12,532,351	\$182,716
2005	\$13,902,634	\$216,171
2006	\$15,874,049	\$226,213
2007	\$16,528,808	\$267,176
2008	\$17,743,264	\$272,758
2009	\$22,026,234	\$310,320
2010	\$20,959,640	\$365,086
2011	\$20,515,349	\$349,530
2012	\$21,909,743	\$344,205
2013	\$22,015,034	\$394,093
2014	\$20,923,376	\$393,705
2015	\$0	\$407,516
<b>2016</b>	<b>\$0</b>	<b>\$0</b>

**Legacy Crossing Incremental Assessed Valuation and Revenue**

<u>Tax Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
2008	Base Year	\$0
2009	\$3,345,847	\$53,020
2010	\$8,377,408	\$129,830
2011	\$8,958,913	\$144,052
2012	\$5,449,902	\$97,548
2013	\$5,757,256	\$116,809
2014	\$8,170,320	\$179,241
2015	\$8,760,571	\$179,552
2016	\$9,097,017	\$179,343
2017	\$11,903,272	\$228,176
2018	\$20,267,003	\$443,686
2019	\$42,649,716	\$747,641
2020	\$47,124,123	\$794,408
2021	\$53,461,248	\$908,841 (Estimated)
2022	TBD	TBD

**URA Legacy Bond Schedule**

<b>URA LEGACY SERIES 2010A BOND SCHEDULE:</b>						
<b>AMORTIZATION:</b>		<b>Urban Renewal Agency of the City of Moscow</b>				
	AMOUNT AMORTIZED					<b>\$510,000.00</b> Balance Forward
	INTEREST RATE					Average Coupon 4.526599%
	PAYMENT					ANNUAL Principal + Interest
	MATURITY					September. 1, 2027
DATE	PMT #	Int. Rate	PMT AMT	INTEREST	PRINCIPAL	BALANCE
<b>13-Aug-10</b>	<b>0</b>			<b>Balance Forward</b>		<b>\$510,000.00</b>
<b>01-Sep-11</b>	<b>1</b>	<b>3.64%</b>	<b>\$44,104.46</b>	<b>\$24,104.46</b>	<b>\$20,000.00</b>	<b>\$490,000.00</b>
<b>01-Sep-12</b>	<b>2</b>	<b>3.65%</b>	<b>\$44,107.80</b>	<b>\$22,107.80</b>	<b>\$22,000.00</b>	<b>\$468,000.00</b>
<b>01-Sep-13</b>	<b>3</b>	<b>3.91%</b>	<b>\$43,304.80</b>	<b>\$21,304.80</b>	<b>\$22,000.00</b>	<b>\$446,000.00</b>
<b>01-Sep-14</b>	<b>4</b>	<b>4.17%</b>	<b>\$43,444.60</b>	<b>\$20,444.60</b>	<b>\$23,000.00</b>	<b>\$423,000.00</b>
<b>01-Sep-15</b>	<b>5</b>	<b>4.39%</b>	<b>\$43,485.50</b>	<b>\$19,485.50</b>	<b>\$24,000.00</b>	<b>\$399,000.00</b>
<b>01-Sep-16</b>	<b>6</b>	<b>4.58%</b>	<b>\$43,431.90</b>	<b>\$18,431.90</b>	<b>\$25,000.00</b>	<b>\$374,000.00</b>
<b>01-Sep-17</b>	<b>7</b>	<b>4.77%</b>	<b>\$44,286.90</b>	<b>\$17,286.90</b>	<b>\$27,000.00</b>	<b>\$347,000.00</b>
<b>01-Sep-18</b>	<b>8</b>	<b>5.03%</b>	<b>\$43,999.00</b>	<b>\$15,999.00</b>	<b>\$28,000.00</b>	<b>\$319,000.00</b>
<b>01-Sep-19</b>	<b>9</b>	<b>5.29%</b>	<b>\$43,590.60</b>	<b>\$14,590.60</b>	<b>\$29,000.00</b>	<b>\$290,000.00</b>
<b>01-Sep-20</b>	<b>10</b>	<b>5.44%</b>	<b>\$44,056.50</b>	<b>\$13,056.50</b>	<b>\$31,000.00</b>	<b>\$259,000.00</b>
<b>01-Sep-21</b>	<b>11</b>	<b>4.39%</b>	<b>\$43,370.10</b>	<b>\$11,370.10</b>	<b>\$32,000.00</b>	<b>\$227,000.00</b>
<b>01-Sep-22</b>	<b>12</b>	<b>4.39%</b>	<b>\$43,965.30</b>	<b>\$9,965.30</b>	<b>\$34,000.00</b>	<b>\$193,000.00</b>
<b>01-Sep-23</b>	<b>13</b>	<b>4.39%</b>	<b>\$43,472.70</b>	<b>\$8,472.70</b>	<b>\$35,000.00</b>	<b>\$158,000.00</b>
01-Sep-24	14	4.39%	\$43,936.20	\$6,936.20	\$37,000.00	\$121,000.00
01-Sep-25	15	4.39%	\$44,311.90	\$5,311.90	\$39,000.00	\$82,000.00
01-Sep-26	16	4.39%	\$43,599.80	\$3,599.80	\$40,000.00	\$42,000.00
01-Sep-27	17	4.39%	\$43,843.80	\$1,843.80	\$42,000.00	\$0.00
<b>GRAND TOTAL</b>			<b>\$744,311.86</b>	<b>\$234,311.86</b>	<b>\$510,000.00</b>	

**Latah County  
Tax Increment  
Repayment  
Schedule**

<b>1-Jan-2015</b>	<b>\$4,000</b>
<b>1-Jan-2016</b>	<b>\$2,000</b>
<b>1-Jan-2017</b>	<b>\$3,500</b>
<b>1-Jan-2018</b>	<b>\$3,500</b>
<b>1-Jan-2019</b>	<b>\$3,500</b>
<b>1-Jan-2020</b>	<b>\$3,500</b>
<b>1-Jan-2021</b>	<b>\$5,000</b>
<b>1-Jan-2022</b>	<b>\$5,000</b>
<b>1-Jan-2023</b>	<b>\$5,000</b>
1-Jan-2024	\$5,000
1-Jan-2025	\$5,000
1-Jan-2026	\$10,000
1-Jan-2027	\$12,000
1-Jan-2028	\$23,000
1-Jan-2029	\$24,537
<b>Total</b>	<b>\$114,537</b>

**2023-2027 Legacy Crossing District Capital Improvement Plan**

**Community Infrastructure Projects**

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2022	2023	2024	2025	2026	2027
<b>Street Projects</b>											
Almon Asbury Alley Paving Project	Paving and drainage for alley between Sixth and Third Street	\$ 172,916	\$ 60,000	2023	Committed		\$ 60,000				
Lilly Street Paving	Repaving on Lilly from A to Third Street	\$ 850,854	\$ 125,000	2023	Committed		\$ 125,000				
Lilly and First Street Paving	Curbing and paving of First Street between Asbury and Lieuallen	\$ 138,915	\$ 75,000	2023	Committed		\$ 75,000				
Lieuallen /Third/HWY 8 Intersection	Reconstruction and realignment of intersection to improve sight distance, merging issues, turning movements, and general traffic flow and installation of curbing, sidewalks, paving and storm drainage on Lieuallen from A to HWY 8	\$ 966,000	\$ 321,250	2025	Planned				\$ 50,000	\$ 271,250	
Main Street Surface Restoration	Repair and restoration of Main Street Surface	\$ 205,368	\$ 100,000	2026	Planned					\$ 100,000	
District Pavement Improvements		Varies	Varies	Varies	Planned			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Water Projects</b>											
A Street Water Main Replacement	A Street water main replacement from Asbury to Lieuallen	\$ 145,000	\$ 72,500	2027	Planned						\$ 72,500
District Fire Hydrant Replacement	Replacement of fire hydrants in excess of 50 years old	Varies	Varies	Varies	Planned	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sanitary Sewer Projects</b>											
Sanitary Sewer Manhole Replacements	Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow	Varies	Varies	Varies	Planned	\$ 25,000	\$ 25,000	\$ 25,000			
<b>Storm Sewer Projects</b>											
Almon Storm Main Replacement	Replacement of failing main with root intrusion problems with new 8" main	\$ 32,500	\$ 16,250	2027	Planned						\$ 16,250
Asbury Storm Main Replacement	Replacement of failing main with root intrusion problems with new 8" main	\$ 35,750	\$ 17,875	2027	Planned						\$ 17,875
<b>Community Infrastructure Projects Total</b>		<b>\$ 2,741,303</b>	<b>\$ 787,875</b>		Planned	<b>\$ 35,000</b>	<b>\$ 295,000</b>	<b>\$ 85,000</b>	<b>\$ 110,000</b>	<b>\$ 431,250</b>	<b>\$ 166,625</b>

**Streetscape Enhancement Projects**

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2022	2023	2024	2025	2026	2027
3rd Street Corridor Lighting & Sidewalk Improvements	Sidewalk reconstruction on Third Street between Lieuallen and Jackson Street	\$ 887,000	\$ 207,500	2021/2022	Committed	\$ 107,750					
Sixth Street Corridor Lighting	Decorative lighting fixture installations on Sixth Street, Deakin and Jackson Street	\$ 140,000	\$ 16,000	2022	Committed	\$ 16,000					
Downtown Streetscape Improvements	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 4,750,000	\$ 3,500,000	Multiple	Planned			\$ 1,500,000	\$ 1,000,000	\$ 1,000,000	
General Streetscape Improvements	General Streetscape enhancement projects within the District	\$ 500,000	Varies	Varies	Planned	\$ 200,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Streetscape Enhancement Projects Total</b>		<b>\$ 6,277,000</b>	<b>\$ 3,723,500</b>			<b>\$ 323,750</b>	<b>\$ 100,000</b>	<b>\$ 1,550,000</b>	<b>\$ 1,050,000</b>	<b>\$ 1,050,000</b>	<b>\$ 50,000</b>

**Community Placemaking Projects**

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2022	2023	2024	2025	2026	2027
North Main Beautification Project	Landscaping and lighting improvements near A and Main	\$ 85,000	\$ 65,000	2022	Planned	\$ 65,000					
Ghormley Park Facility Improvements	Reconstruction of deteriorated tennis courts for pickle ball & pathway improvements	\$ 240,000	\$ 170,000	Multiple	Committed	\$ 120,000	\$ 50,000				
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 334,264	\$ 250,000	2023	Planned		\$ 250,000				
Lieuallen and Third Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 175,888	\$ 75,000	2026	Planned					\$ 75,000	
Public Art Installation	Public Art installations in various locations	Varies	Varies	Varies	Committed	\$ 50,000		\$ 25,000		\$ 25,000	
<b>Community Placemaking Projects Total</b>		<b>\$ 835,152</b>	<b>\$ 560,000</b>			<b>\$ 235,000</b>	<b>\$ 300,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>

**Special Projects**

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2022	2023	2024	2025	2026	2027
Downtown Streetscape Conceptual Design	Development of design plan for the repair and replacement of deteriorating downtown public infrastructure in the Legacy Crossing District	\$ 161,000	\$ 80,500	2022-2023	Committed	\$ 60,000	\$ 20,500				
First to Lieuallen Pathway Project	Construction of pedestrian/bicycle pathway along First Street alignment between Almon and Lieuallen Street to Crossing at Highway 8 Phase II Lilly to Lieuallen	\$ 95,000	\$ 75,000	2023	Committed		\$ 75,000				
Paradise Path Lighting Project Phase I	Installation of energy efficient LED pathway lighting on Paradise Path from South Main to Berman Creekside Park	\$ 98,500	\$ 75,000	2022	Planned	\$ 75,000					
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 185,000	\$ 185,000	2023	Committed		\$ 185,000				
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 1,100,000	\$ 50,000	2023	Planned		\$ 50,000				
<b>Special Projects Total</b>		<b>\$ 1,639,500</b>	<b>\$ 465,500</b>			<b>\$ 135,000</b>	<b>\$ 330,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Annual Investments**

						2022	2023	2024	2025	2026	2027
<b>Projected District Investment Portfolio</b>											
	Community Infrastructure Projects	\$	\$ 1,122,875			\$ 35,000	\$ 295,000	\$ 85,000	\$ 110,000	\$ 431,250	\$ 166,625
	Streetscape Enhancement Projects	\$	\$ 4,123,750			\$ 323,750	\$ 100,000	\$ 1,550,000	\$ 1,050,000	\$ 1,050,000	\$ 50,000
	Community Placemaking Projects	\$	\$ 660,000			\$ 235,000	\$ 300,000	\$ 25,000	\$ -	\$ 100,000	\$ -
	Special Projects	\$	\$ 465,500			\$ 135,000	\$ 330,500	\$ -	\$ -	\$ -	\$ -
	<b>Total</b>	\$	<b>\$ 6,372,125</b>			<b>\$ 728,750</b>	<b>\$ 1,025,500</b>	<b>\$ 1,660,000</b>	<b>\$ 1,160,000</b>	<b>\$ 1,581,250</b>	<b>\$ 216,625</b>